

A/A	DESCRIPTION OF PROPERTY				VALUE OF PROPERTY				CURRENT USE OF PROPERTY	TENANTS (active as at 31.12.2024)	
	DESCRIPTION OF LAND & BUILDINGS	LOCATION & ADDRESS	SURFACE IN SQM		ACQUISITION VALUE	TAXABLE VALUE	FAIR VALUE	% ON TOTAL INVESTMENTS			
			LAND	BUILDING							
52	Office building with underground parking area	23 Vouliagmenis Avenue & Tzavella, Glyfada, Attica	777,79	1.248,83	1.786.072	2.176.402	2.543.000	0,37%	Mixed Use	KARENTA S.A. OCEANOS SHIPPING ENTERPRISES LTD COCKETT MARINE OIL HELLAS SINGLE MEMBER P.C.	
53	Retail store with underground auxiliary area	9 Kassaveti Street, Kifissia, Attica	135,00	251,91	1.417.905	1.580.598	2.242.000	0,33%	Retail	ANCHO FOOD GROUP LTD	
54	Logistics	Magoula, Aspropyrgos, Attica	6.797,32	4.948,01	1.160.720	1.936.537	2.085.000	0,30%	Logistics	DI.A.S. S.A.	
55	Mixed use building	13 Kolokotroni & Riga Fereou Street, Patra, Achaia	424,00	954,19	3.953.769	1.568.550	1.986.000	0,29%	Mixed Use	PREMIER CAPITAL HELLAS S.A.	
56	Office building with underground parking area	2 Kritis Street & 12 Gravias, Argyroupoli, Attica	520,00	1.020,35	960.122	1.656.857	1.273.000	0,19%	Office	VACANT	
57	Retail store with underground auxiliary and parking area	207 Patision Street & Skalistiri, Athens, Attica	181,25	456,00	1.129.140	937.865	581.000	0,08%	Retail	VACANT	
58	Gas station	11 Athinon Str & Heiden, Volos, Magnesia	3.200,00	1.517,80	962.822	717.278	381.000	0,06%	Gas Station	HELLENIC FUELS S.A.	
59	Gas station	National Road Athens-Thessaloniki Anthili interchange, Lamia, Phthiotis	7.495,82	639,40	544.061	272.862	31.000	0,00%	Gas Station	VACANT	
INVESTMENT PROPERTIES TOTAL (A1)			427.599,50	390.467,99	523.335.544	343.714.422	611.876.000	89,30%			
60	Land Plot	Amarousiou Chalandriou & Attiki Odos, Marousi, Attica	2.703,13	0,00	14.678.568	3.336.885	18.573.000	2,71%	Office building under construction		
61	Land Plot with building	275th km of National Road Athens-Thessaloniki, Kontarolakas, Almiros, Magnesia	6.878,39	169,66	77.063	34.340	10.000	0,00%	-		
LAND PLOTS & BUILDINGS UNDER CONSTRUCTION TOTAL (A2)			9.581,52	169,66	14.755.630	3.371.225	18.583.000	2,71%			
INVESTMENT PROPERTIES & LAND PLOTS TOTAL (A)			437.181,02	390.637,65	538.091.174	347.085.647	630.459.000	92,01%			
(B) INVESTMENTS IN SHARES OF COMPANIES WITH THE EXCLUSIVE PURPOSE OF REAL ESTATE (NON-LISTED SHARES)											
A/A	DESCRIPTION OF SECURITIES		SURFACE IN SQM		ACQUISITION COST OF SECURITIES	CURRENT UNIT VALUE	CURRENT VALUE OF SECURITIES	% ON TOTAL INVESTMENTS	CURRENT USE OF PROPERTY	TENANTS (active as at 31.12.2024)	
		LAND	BUILDING								
1	Shares of "TRASTOR SYMMETOCHON SINGLE MEMBER S.A."				18.000.000	0,58	19.029.231	2,78%	As at 31.12.2024, TRASTOR R.E.I.C. held 100% of the share capital of "TRASTOR SYMMETOCHON SINGLE MEMBER S.A." (i.e. 33,000,000 shares), which, as at 31.12.2024, held 100% of the share capital of "EXCELSIOR HOTEL ENTERPRISES LIMITED" (i.e. 1,432,675 shares), a Cyprus-based company, which had full ownership of the property below, with a fair value of € 40,043,000, based on the valuation report from P. Danos & Associates S.A..		
	Mixed-use building with underground auxiliary and parking area, 4 Foti Pitta, Nicosia, Cyprus		1.440,00	11.377,56					Mixed Use	WHITESTREET INVESTMENTS LTD GREATVISION TRADING LTD	
TOTAL INVESTMENTS - SHARES NON-LISTED IN A STOCK EXCHANGE (B)			1.440,00	11.377,56	18.000.000,00		19.029.231	2,78%			
(C) CASH DEPOSITS											
A/A	TYPE OF DEPOSITS						BALANCE	% OF TOTAL INVESTMENTS			
1	Cash						111	0,00%			
2	Cash Deposits						19.737.477	2,88%			
3	Time Deposits						10.000.000	1,46%			
4	Restricted Cash Deposits						5.987.713	0,87%			
TOTAL CASH AND EQUIVALENTS (C)							35.725.301	5,21%			
TOTAL INVESTMENTS (A + B + C)							685.213.532	100,00%			
(D) RECEIVABLES, OTHER ASSETS & LIABILITIES											
A/A	TYPE						BALANCE				
1	Receivables						17.580.555				
2	Other assets						1.340.112				
3	Liabilities						318.806.807				
(E) TOTAL ASSETS % ANALYSIS											
					31.12.2024	31.12.2023	31.12.2022				
					Unaudited	Audited	Audited				
Total Assets according to IFRS					703.104.968	502.932.609	430.486.258				
Total property value					630.459.000	448.240.000	392.350.000				
% Property value on Total Assets					89,67%	89,13%	91,14%				
Total Investments in Securities (acquisition cost)					18.000.000	20.403.054	0				
% Investments in securities on Total Assets					2,56%	4,06%	0,00%				
Total Cash & Equivalents					35.725.301	17.534.642	26.636.700				
% Cash & Equivalents on Total Assets					5,08%	3,49%	6,19%				
Total Receivables and Other Assets					18.920.667	16.754.913	11.499.558				
% Total Receivables and Other Assets on Total Assets					2,69%	3,33%	2,67%				
NOTES:											
1. The Company has the full ownership on all properties, that are included in above table (A).											
2. The Company during 2024, purchased the properties numbered 1, 9, 13, 28 and 37 of above Table (A).											
3. The Company during 2024 incorporated in its portfolio the property numbered 8 that resulted from the consolidation of the 100% subsidiary companies, namely "KYNOURIA KTIMATIKI MONOPROSOPHI ANONYMI ETAIREIA". The notarial deed merger agreement, as approved by the Greek Authorities, was registered by the Hellenic Business Registry, on 27.06.2024. The values presented in "Acquisition Value" column of the said properties, are the values on the date of purchase of the subsidiary company, plus purchases and additions until 27.06.2024.											
4. The Company during 2024 incorporated in its portfolio the property numbered 10 that resulted from the consolidation of the 100% subsidiary companies, namely "SOLON KTIMATIKI MONOPROSOPHI ANONYMI ETAIREIA". The notarial deed merger agreement, as approved by the Greek Authorities, was registered by the Hellenic Business Registry, on 04.12.2024. The values presented in "Acquisition Value" column of the said properties, are the values on the date of purchase of the subsidiary company, plus purchases and additions until 04.12.2024.											
5. The Company during 2024 incorporated in its portfolio the properties numbered 17 and 42 that resulted from the consolidation of the 100% subsidiary companies, namely "FINEAS KTIMATIKI MONOPROSOPHI ANONYMI ETAIREIA". The notarial deed merger agreement, as approved by the Greek Authorities, was registered by the Hellenic Business Registry, on 04.12.2024. The values presented in "Acquisition Value" column of the said properties, are the values on the date of purchase of the subsidiary company, plus purchases and additions until 04.12.2024.											
6. On the properties numbered 2 up to 7, 11 up to 12, 14 up to 16, 18 up to 23, 25 up to 27, 29 up to 36, 38 up to 41, 43 up to 55 and 57 as at 31.12.2024 there is a property lien of total amount of € 332,630 thousand, in favor of "Piraeus Bank S.A." and "Eurobank Bank S.A.".											
7. The vacant areas of the Company's properties represent 5.1% of the total area, 1.7% of which refers to properties numbered 5 and 37. On these properties, the Company is implementing a program of upgrading activities, in the context of increasing the percentage of "green" properties in its portfolio, after which they will receive LEED certification.											
8. The surfaces in sqm which are indicated above are in line with the Company's Fiscal Statement of Properties (E9).											
9. For the property No. 11, the indicated surface area represent the Company's ownership, which is 50% indiviso.											
10. The values as per column "Fair Value" of Table (A) have been provided from the independent valuers "CBRE Axios S.A." and "P. Danos & Associates S.A." as at 31.12.2024, according to the requirements of Law 2778/1999.											
11. The Financial Information (Receivables, Other Assets & Liabilities) of the above table (D), which are included in the above "Statement of Investments", may differ from the Annual Financial Statements which will be published. The "Receivables" include an amount of €12,000,000, which was provided as part of the signing of a binding preliminary share purchase agreement for the acquisition of 100% of the shares of the company "MILTOS REAL ESTATE SINGLE MEMBER S.A.", owner of two land plots in Aspropyrgos, Attica, on which a state-of-the-art commercial storage and distribution center shall be developed.											
12. The amounts are presented in euro, rounded to the nearest unit.											
Athens, January 30th 2025											
THE CHAIRMAN OF THE BOARD OF DIRECTORS			THE VICE CHAIRMAN OF THE BOARD OF DIRECTORS AND CHIEF EXECUTIVE OFFICER				THE FINANCE MANAGER				
LAMBROS PAPADOPOULOS IDENTITY CARD NO. 700587			TASSOS KAZINOS IDENTITY CARD NO. 669747				IOANNIS LETSIOS IDENTITY CARD NO. A01060173				

For submission to Hellenic Capital Market Commission

Purpose of this Agreed-Upon Procedures Report and restriction on its use and distribution

The purpose of our report is solely to assist the Company "TRASTOR REAL ESTATE INVESTMENT COMPANY" (hereinafter the "Company") with its submission to the Hellenic Capital Market Commission of the attached Statement of Investments which has been prepared for the year ended December 31, 2024, in the context of its compliance with its obligations under the provisions of the article 25 of the Law 2778/1999 and the requirements of Decision No. 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the relevant decisions 10/566/26.10.2010 and 5/760/14.07.2016 (hereinafter the "Subject Matter").

This report is not suitable for any other purpose and is intended solely for the management of the Company. Therefore, we do not assume any responsibility regarding the agreed-upon procedures to any third parties other than the Company. Accordingly, this report is not to be used or distributed to any other parties other except to be provided for information purposes only to the Hellenic Capital Market Commission. In addition, this report is limited only to what is referred above and does not extend to the annual Financial Information prepared by the Company for the year ended on December 31, 2024, for which we will issue a separate Audit Report.

Management's Responsibilities

The Company's management, as the engaging party, has acknowledged that the agreed-upon Procedures are appropriate for the purpose of the engagement and meet the information needs of the Capital Market Commission. Furthermore, the Company's management, as the responsible party, is responsible for the Subject Matter on which the agreed-upon procedures are performed.

Auditor's Responsibilities

We have conducted the agreed-upon procedures engagement in accordance with the International Standard on Related Services (ISRS) 4400 (revised) "Agreed-Upon Procedures Engagements". An agreed-upon procedures engagement involves our performing the procedures that have been agreed with the Company's management and reporting the findings, which are the factual results of the agreed-upon procedures performed. We make no representation regarding the appropriateness of these agreed-upon procedures. This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion. Had we performed additional procedures, other matters might have to come to our attention that would have been reported.

Our independence and quality management

We have complied with the ethical requirements of the Code of Conduct for Professional Accountants issued by the International Ethics Standards Board for Accountants (IESBA) and with the ethical and independence requirements of Law 4449/2017, as well as Regulation (EU) 537/2014. Our firm applies International Standard on Quality Management (ISQM) 1 "Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements" and accordingly, maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Procedures and Findings

Based on the engagement dated 19 July 2024, we have performed for the Subject Matter the procedures described below:

	Procedures	Findings
1.	To examine whether the information contained in the Company's Statement of Investments for the year ended December 31, 2024, comply with the provisions of article 25 of Law 2778/1999, as in force and the decision 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the relative decisions 10/566/26.10.2010 and 5/760/14.07.2016.	The content of the Company's Statement of Investments for the year ended December 31, 2024, complies with the provisions of article 25 of Law 2778/1999, as in force and the decision 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the relevant decisions 10/566/26.10.2010 and 5/760/14.07.2016.
2.	To examine whether the descriptions of the real estate properties as disclosed in the "Description of Property" column of the Statement of Investments agree with the respective data included in the valuation reports issued by the Independent Valuers, as at December 31, 2024 and / or with the respective data included in the latest submitted Statement of Properties (E9) of the Company.	The descriptions of the real estate properties as disclosed in column "Description of Property" in the Statement of Investments agree with the respective data included in the valuation reports issued by the Independent Valuers, as at December 31, 2024 and / or with the respective data included in the latest submitted Statement of Properties (E9) of the Company.
3.	Confirmation that the fair value of the real estate properties as disclosed in "Fair Value" column of the above Statement of Investments derive from the valuation reports issued by the Independent Valuers, as at December 31, 2024	The fair value of the real estate properties as disclosed in column "Fair Value" in the Company's Statement of Investments derive from the valuation reports issued by the Independent Valuers, as at December 31, 2024.
4.	To examine whether the elements disclosed in the "Current Value of Securities" column of the above Statement of Investments agree with the net assets of the companies in which the Company has invested, as presented in the unaudited from us accounting records of the company for the year ended December 31, 2024. For the purpose of determining the net assets of the companies, the fair value of their properties has been taken into account; as it has derived from the valuation reports issued by the Independent Valuers, as at December 31, 2024.	The elements disclosed in the "Current Value of Securities" column of the above Statement of Investments agree with the net assets of the companies in which the Company has invested, as presented in the unaudited from us accounting records of the company for the year ended December 31, 2024. For the purpose of determining the net assets of the companies, the fair value of their properties has been taken into account; as it has derived from the valuation reports issued by the Independent Valuers, as at December 31, 2024.
5.	To examine whether the total "Fair value" of the real estate properties referred in the above Statement of Investments, agrees with the respective value of the investment property as derived from the Company's unaudited from us accounting records for the year ended December 31, 2024.	The total "Fair value" of the real estate properties referred in the above Statement of Investments, agrees with the respective value of the Investment Property in the Company's unaudited from us accounting records for the year ended December 31, 2024.
6.	To examine whether the financial information included in the above Statement of Investments has been extracted and agrees from the unaudited from us accounting records maintained by the Company for the year ended December 31, 2024.	The financial information included in the above Statement of Investments has been extracted and agrees with the unaudited from us accounting records maintained by the Company for the year ended December 31, 2024.
7.	To verify the accuracy of the numerical calculations of the above Statement of Investments.	We verified the accuracy of the numerical calculations of the above Statement of Investments.

Athens, January 31th, 2025

The Certified Public Accountant

Alexandra V. Kostara
 SOEL Reg. No. 19981
 Deloitte Certified Public Accountants S.A.
 Fragkokklisias 3a & Granikou Str.
 GR 151 25 Marousi
 Reg. No. SOEL: E120



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